IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF YAVAPAI

Westwood Ranches Phase VI Owner's)
Road Maintenance Association, an) Case No. P1300CV201400574
Arizona non-profit corporation,)
) NOTICE OF SHERIFF'S SALE
Plaintiff,)
)
Juan Jose Orona, an unmarried man, repute	d)
owner; JOHN DOES I-V, inclusive;)
JANE DOES I-V, inclusive; BLACK)
CORPORATIONS I-V, inclusive;)
WHITE PARTNERSHIPS I-V, inclusive;)
Unknown Heirs and Devisees of each of the	e)
above-named Defendants, if deceased,)
)
Defendants.	

WHEREAS, pursuant to an execution issued out of the above named court in the above-entitled action upon a judgment for the **Plaintiff**, Westwood Ranches Phase VI Owner's Road Maintenance Association, an Arizona non-profit corporation, and against the **defendants**, Juan Jose Orona, an unmarried man, reputed owner; JOHN DOES I-V, inclusive; JANE DOES I-V, inclusive; BLACK CORPORATIONS I-V, inclusive; WHITE PARTNERSHIPS I-V, inclusive; Unknown Heirs and Devisees of each of the above-named Defendants, if deceased, entered on the 27th day of October, 2014, in the (a) sum of \$1,974.50 for principal, charges, advances and expenditures. (b)Pre-judgment interest at the rate of 10% on unpaid delinquent assessments from 4/1/2013 to 10/15/2014 in the amount of \$34.31. (c) Plaintiff's attorneys' fees in the amount of \$1,722.00. (d) Plaintiff's Court costs in the amount of \$392.00. (e) Interest pursuant to A.R.S. 44-1201 on said principal (a) at the current statutory rate of 4.25% and on the attorney's fees and Court costs (c, d) at the current statutory rate of 4.25% per annum from the date of judgment until paid, together with accruing costs; and together with such advances for assessments, taxes, insurance and maintenance as are reasonable and necessarily made by

the Plaintiff with respect to the premises from this date until sold as hereinafter ordered. I have levied upon all of the right, title and interest of the judgment debtor, Juan Jose Orona, an unmarried man, reputed owner; JOHN DOES I-V, inclusive; JANE DOES I-V, inclusive; BLACK CORPORATIONS I-V, inclusive; WHITE PARTNERSHIPS I-V, inclusive; Unknown Heirs and Devisees of each of the above-named Defendants, if deceased in the following described property:

Parcel #302-22-115

<u>Address</u>: WESTWOOD RANCHES PH 9 PER LS 62/92 PCL 1101 SEC 11-22-4W CONT 38. 56AC

<u>Legal Description</u>: Exhibit A

Parcel 1101, of WESTWOOD RANCHES PHASE IX, according to the plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 62 of Land Surveys, pages 92-94.

EXCEPT an undivided 1/3 interest in and to all oil, gas, and other minerals as reserved in Deeds recorded in Book 184, of Official Records, Page 512, Book 184, of Official Records, Page 514, Book 184, of Official Records, page 516, Book 184, of Official Records, Page518, Book 184, of Official records, Page 510,Book 184, of Official Records, page 522 and in Book 184, of Official Records, Page 524.

Further Excepting 3/16 of all oil, gas and all other minerals and hydrocarbon substances lying at, under or that may be produced from 500 feet or more beneath the surface of the aforesaid real property as reserved in instrument recorded February 9, 1993 in Book 2592, of Official Records, Page 276.

Grantor, its successor and assigns, except and reserve:

(a) a non-exclusive right-of-way and easement for ingress and egress, for roadway and public utilities purposes on, over, along and across the property, which non-exclusive right-of-way and easement for roadway and public utility purposes shall be appurtenant to all lands formerly, presently or hereafter owned by Grantor in Township 22, 23 and 24 North Ranges 3 and 4 West of the Gila and Salt River Base and Meridian,

Coconino County and Yavapai County, State of Arizona, and shall run with the title to such land formerly, presently or hereinafter owned by Grantor or any part or portion thereof;

- (b) all range use and grazing rights, with the use and possession of the Property for pasturage and grazing purposes, until the Grantee, his heirs or assigns shall enclose all of the Property by erecting a good and substantial fence along the inside lines of the roadway and public utility easement described in (a) above;
- (c) all mineral rights not previously reserved by others.

NOTICE IS HEREBY GIVEN that I, SCOTT MASCHER, the Sheriff of Yavapai County, on the 1st day of April, 2015, at 10:30 a.m. at the north steps of the Yavapai County Courthouse located in Prescott, Arizona, will sell at public auction to the highest bidder for cash all of the right, title and interest of the defendants in and to the above-described property to satisfy said judgment. This is a 30-Day Redemption period.

NOTICE TO JUDGMENT DEBTOR

Title 33, chapter 8, article 1 of the Arizona Revised Statutes, may permit you to protect your residence from certain types of legal process through the homestead exemption.

If you are in doubt as to your rights, you should obtain legal advice.

DATED this 26 th day of February, 2015.	
	Scott Mascher Sheriff of Yavapai County
	By
	Deputy Sheriff
STATE OF ARIZONA)) County of Yavapai)	
Deputy Matt Taintor, of the Yavapai Cou	nty Sheriff's office, acknowledged the
foregoing instrument before me this 26th day of l	February, 2015.
	Notary Public
My commission expires March 14, 2016	